



Lode Avenue, Waterbeach, CB25 9PX





# Lode Avenue

Waterbeach,  
CB25 9PX

- Detached Residence
- Three Bedrooms
- Open Plan Living/Dining Room
- Garage And Off Road Parking
- Quiet Residential Development
- Ease Of Access To A Wealth Of Local Amenities
- Offered With No Onward Chain

An established detached residence, in need of sympathetic improvement and updating, offering well-proportioned accommodation across two floors, with a private rear garden and garage, occupying a most prominent position on this convenient residential development with immediate access to Waterbeach Station, local amenities and Cambridge.

3 1 1

**Guide Price £375,000**







## LOCATION

Lode Avenue in Waterbeach offers a peaceful village setting with convenient access to a range of amenities and transport links. The avenue is situated close to the village centre, where you'll find essentials such as a local grocery store, a post office, and several charming pubs, including The White Horse, known for its traditional appeal. Waterbeach Primary School is nearby, making the area family-friendly. The village also boasts a lovely green space at Waterbeach Recreation Ground, ideal for outdoor activities. For commuters, Waterbeach railway station is just a short walk away, providing regular trains to Cambridge in about 10 minutes and to London King's Cross in under an hour, making it an ideal location for those seeking a blend of rural tranquillity and urban accessibility.

## STORM PORCH

covering panelled glazed entrance door leading through into:

## ENTRANCE HALLWAY

with coved ceilings, stairs rising to first floor accommodation with under stairs storage cupboard, double panelled radiator and doors leading into respective rooms starting with:

## CLOAKROOM

comprising of a two piece suite, with low level WC, hand wash basin with hot and cold mixer tap, all of this with a tiled surround, tile effect flooring, coved ceilings, radiator and double glazed window fitted with privacy glass out onto side aspect.

## LIVING/DINING ROOM

with coved ceiling, open fireplace with brick surround and tiled hearth, wooden mantle, wall mounted lighting, service hatch through to kitchen, double panelled radiators, double glazed window to front aspect and double glazed French doors leading out onto garden.

## KITCHEN

Comprising a collection of both wall and base mounted storage cupboards and drawers with a wood effect roll top work surface, stainless steel sink with hot and cold mixer tap and drainer to side, integrated four ring electric hob with tiled splashback, extractor hood above and integrated double oven adjacent space for fridge/freezer, space and plumbing for

dishwasher, washing machine and dryer, pantry cupboard, coved ceilings, LED downlighters, tiled effect flooring double glazed window overlooking garden and panel glazed door leading out onto side access.

## FIRST FLOOR

### LANDING

with coved ceilings, loft access, double glazed window to side aspect and doors leading into respective rooms.

### BEDROOM 2

with coved ceilings, wood effect flooring, radiator and double glazed window overlooking garden.

### BEDROOM 1

with full height built in wardrobes accessed via sliding door fitted with railings and shelving, coved ceilings, radiator and double glazed window overlooking garden.

### BEDROOM 3

with wood effect flooring, coved ceilings, radiator and double glazed window to front aspect.

## SHOWER ROOM

Comprising a three piece suite with walk in shower cubicle wall mounted shower head and accessed via a glazed sliding door, low level WC with hand flush, hand wash basin with separate hot and cold taps, all of this with a tiled surround, wall mounted mirror, shaving point, radiator, coved ceilings and

double glazed window fitted with privacy glass out on two side aspect.

## OUTSIDE

To the front the property is approached off Lode Avenue via dropped curb leading onto a concrete driveway with enough parking for two vehicles this concrete driveway then leads onto the up and over garage door. The rest of the front garden is principally laid to gravel and is enclosed via a well stocked bed full of mature shrubs and hedging. The garage benefits from an electric up and over door and is fitted with power and lighting. To the rear of the property is an extremely private garden principally laid to lawn with a paved patio area lead directly off the rear part of the property with an outside tap and is enclosed via some well stocked raised bedding there is also a side access door to the garage following further down the garden via an archway through the hedging leads to the rest of the garden where there is a timber storage shed adjoining the garage and the rest of the lawn area is enclosed via raised bedding which once again is well stocked with mature shrubs hedging and flowering plants such as roses.



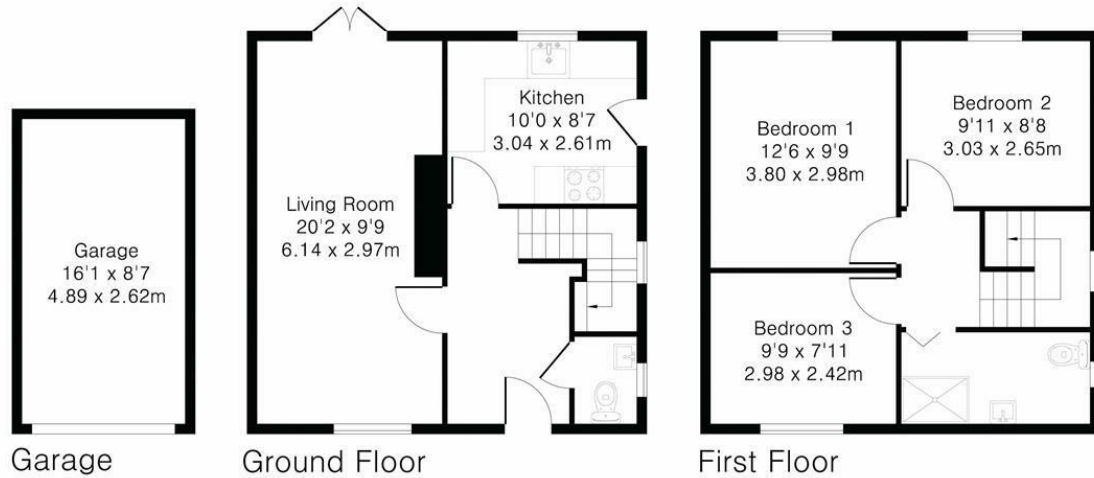








Approximate Gross Internal Area 804 sq ft – 74 sq m  
 Ground Floor Area 402 sq ft – 37 sq m  
 First Floor Area 402 sq ft – 37 sq m  
 Garage Area 138 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	67	
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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